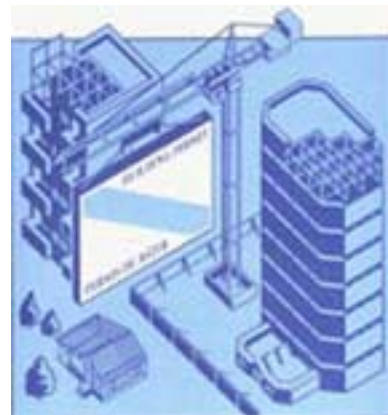




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Building Permits

May 2006



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

May 2006

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The following standard symbols are used in Statistics Canada publications:

- . not available for any reference period
- .. not available for a specific reference period
- ... not applicable
- 0 true zero or a value rounded to zero
- 0^s value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded
- p preliminary
- r revised
- x suppressed to meet the confidentiality requirements of the *Statistics Act*
- E use with caution
- F too unreliable to be published

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Important notice

Changes in boundaries, status or names of geographical entities that occurred before January 2006, are reflected in this publication. These geographical changes may be obtained by writing to:

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Highlights

- The value of building permits surpassed the \$5-billion mark for a sixth straight month in May. Municipalities issued \$5.4 billion in permits, up 6.9% from April and fuelled mainly by intentions in the non-residential sector.

Analysis – May 2006

The value of building permits surpassed the \$5-billion mark for a sixth straight month in May. Municipalities issued \$5.4 billion in permits, up 6.9% from April and fuelled mainly by intentions in the non-residential sector.

May's level was the third highest on record, surpassed only by levels in December 2005 and in March 2006. It was also 6.3% higher than last year's monthly average.

Contractors took out \$2.1 billion in permits for non-residential projects, up 18.1% following a 19.5% decline in April. The big gain was due to vigorous construction intentions in all three non-residential components (industrial, commercial and institutional).

The value of non-residential permits, which has increased in three of the last four months, has been on an upward trend since the end of 2005.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which ease comparisons by removing the effects of seasonal variations.

The Building Permits Survey covers 2,380 municipalities representing 95% of the population. It provides an early indication of building activity. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total.

The value of planned construction activities shown in this release excludes engineering projects (e.g., waterworks, sewers or culverts) and land.

For the purpose of this release, the census metropolitan area of Ottawa–Gatineau is divided into two areas: Ottawa–Gatineau (Quebec part) and Ottawa–Gatineau (Ontario part).

Please note that in addition to the April revision, we have also revised March 2006.

The value of housing permits edged up 0.7% to \$3.3 billion, as a gain in intentions for multi-family dwellings more than offset a decline in the single-family component. The value of construction intentions in May was 0.9% higher than the monthly average in 2005, a record year.

Results in the housing sector have been strong and stable since the beginning of the year.

Regionally, 22 out of 28 census metropolitan areas showed stronger results in the first five months of 2006 compared with the same period in 2005. The largest advances (in dollars) occurred in Calgary, Edmonton and Vancouver where the strong housing market was the predominant factor. In contrast, Toronto and Hamilton showed the largest year-over-year declines.

Single-family dwellings a drag on housing intentions

Construction intentions for single-family dwellings reached \$2.1 billion, down 1.0% from April and the fourth consecutive monthly retreat. In contrast, the value of multi-family permits increased 3.8% to \$1.2 billion, the third monthly increase in the last four months.

Municipalities approved the construction of 18,915 new dwelling units in May, up 2.3% from April.

The number of single-family units approved declined 2.2% to 9,400 units, the lowest level since January 2005. The number of new single-family approvals has declined over the last five months.

The number of multi-family units authorized reached 9,515, up 7.0% from April. The demand for this type of dwelling has been on an upward trend since the beginning of 2006.

The housing sector continued to be boosted by advantageous mortgage rates, although they have increased progressively over the last year. The high level of full-time employment, combined with strong gains in disposable income, also had a positive impact on the demand for new housing.

Provincially, the largest gain in the housing sector (in dollars) occurred in Ontario and in Quebec. In Ontario, the 4.7% gain was mainly fuelled by single-family permits, while in Quebec, construction intentions for multi-family dwellings were behind the 5.5% gain.

The largest retreat (in dollars) in May came from Alberta (-10.8%), with declines in both the single- and multi-family components. Despite a third consecutive monthly decline in Alberta, the level remained 9.8% higher than last year's monthly average.

Non-residential sector: Strong advances in all three components

All three components (commercial, industrial and institutional) contributed to the 18.1% gain in non-residential construction intentions in May.

Construction intentions in the commercial sector remained strong, rising 9.6% to \$1.2 billion, a third increase in the last four months. This was the second highest level since the record set in August 1989. Higher value of building permits for trade and services buildings in Ontario and strong construction intentions for the hotel and restaurant category in British Columbia were behind the gain.

Construction intentions for industrial projects rose 26.3% to \$375 million, a second vigorous monthly increase. The gain was the result of large increases in the manufacturing and utility building categories. May's level was 12.6% higher than last year's monthly average.

After a 51.1% decline in April, the value of institutional permits rebounded 34.7% to \$553 million, the second highest level in 2006. While every type of institutional buildings showed increases, growth was based mainly on strong intentions in the education and medical categories. May's level was 9.8% higher than last year's monthly average.

Western Canada's dynamic economy continued to spark the non-residential sector. Other contributing factors were a strong labour market, which culminated in May's record surge in full-time jobs, and strong consumer demand for durable goods. In contrast, the picture in the manufacturing sector was less rosy as shipments declined in April for a third month this year.

Provincially, the largest contributions to the monthly increase (in dollars) in the non-residential sector came from British Columbia (+61.7% to \$378 million), Alberta (+31.5% to \$411 million) and Ontario (+6.5% to \$813 million).

If Alberta and British Columbia were excluded, the overall increase in the non-residential sector would have been only 6.5% instead of 18.1%.

Newfoundland and Labrador, Prince Edward Island and New Brunswick were the only provinces to show a decline in the value of non-residential permits in May.

Of the 28 census metropolitan areas, 19 recorded monthly increases in the value of non-residential permits. The largest gains (in dollars) occurred in Calgary, Toronto and Vancouver. In contrast, the largest decrease was in Oshawa.

Chart 1
Total value of building permits

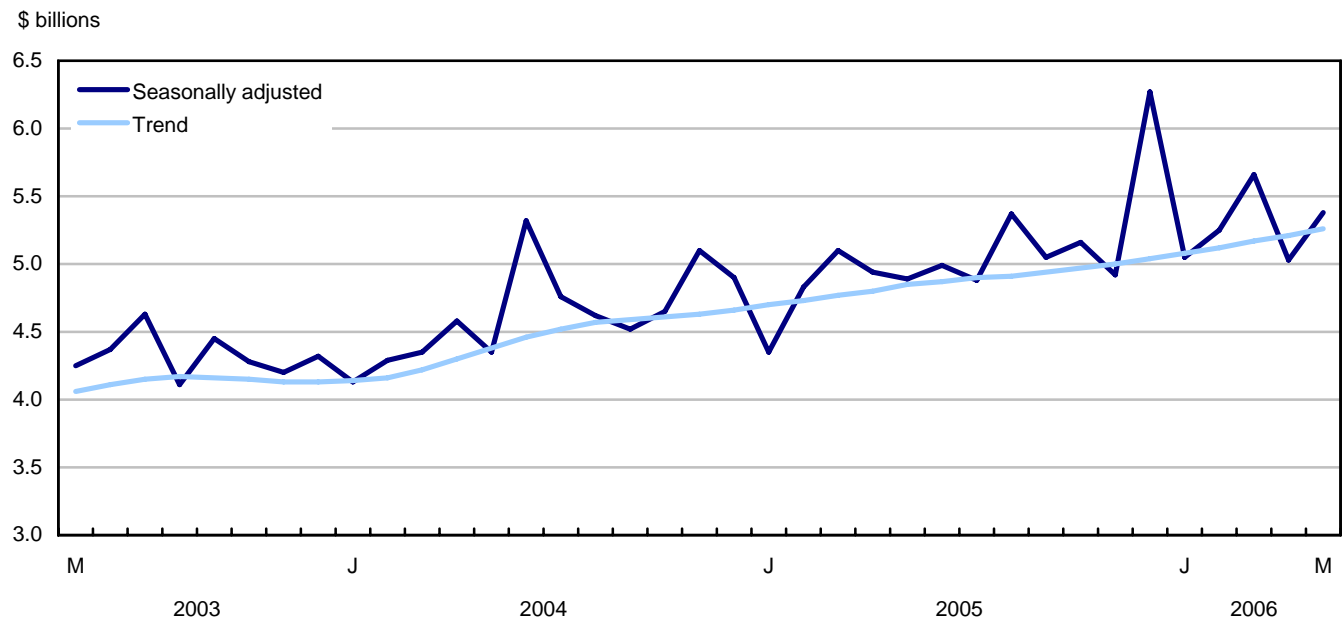


Chart 2
Residential value of building permits - Total

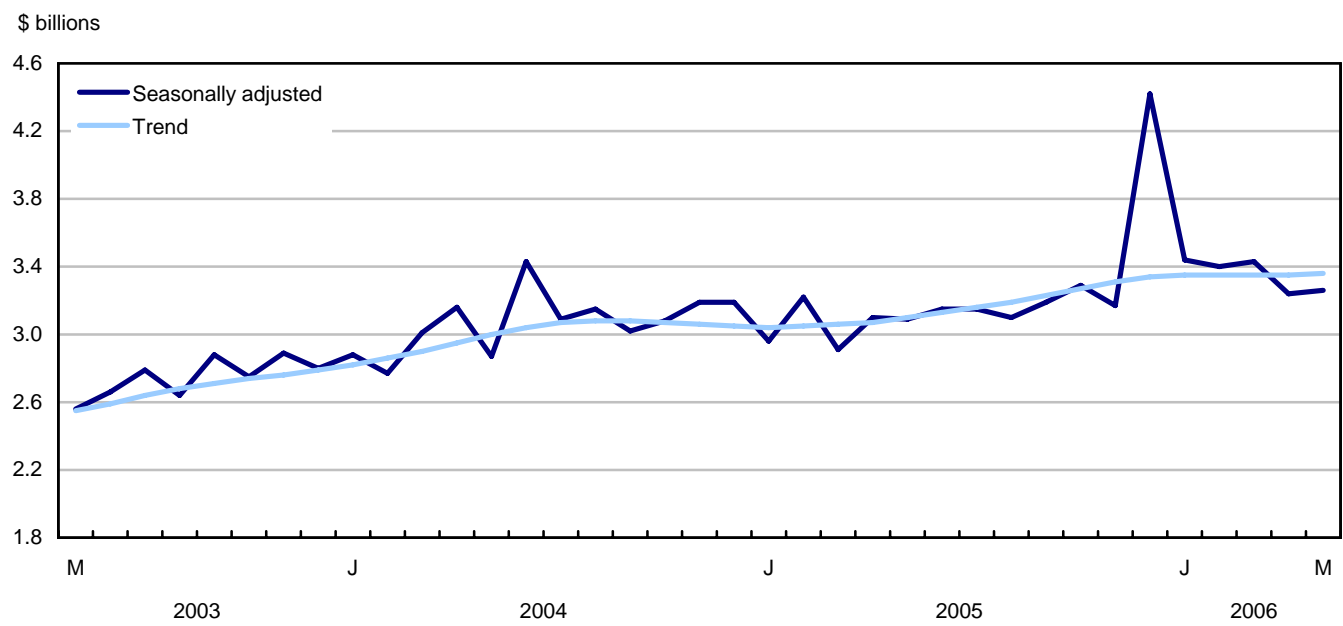


Chart 3
Number of dwelling units - Single and multiple

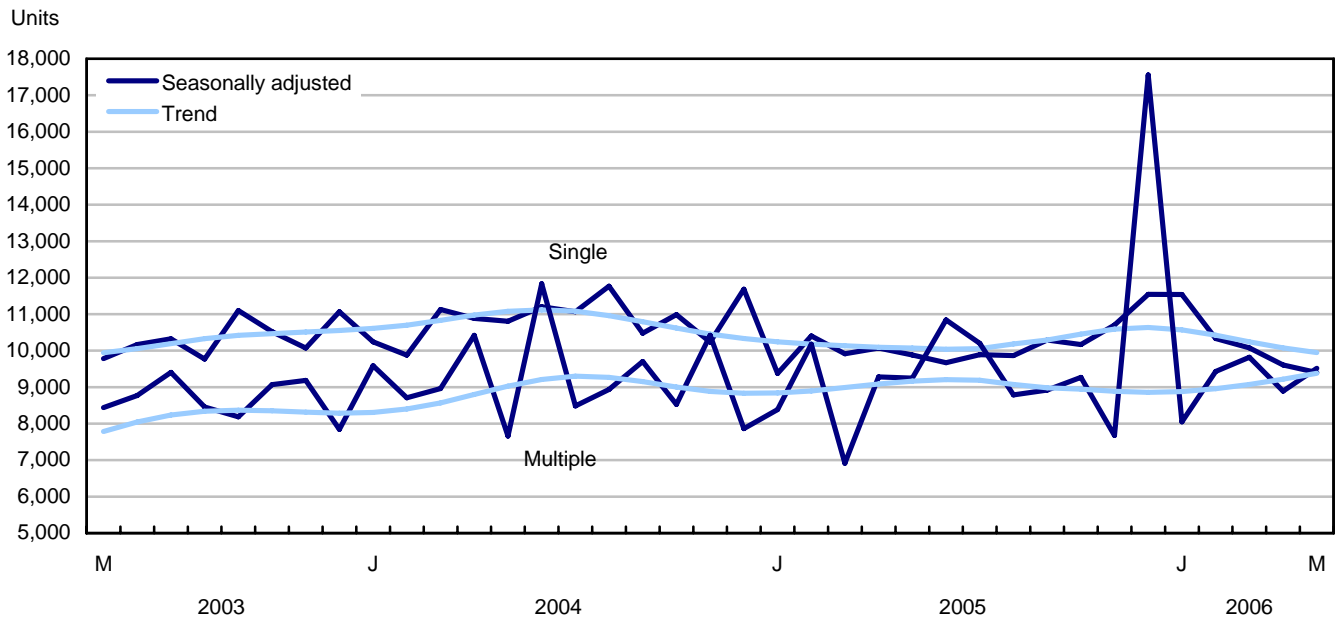


Chart 4
Non residential value of building permits - Total

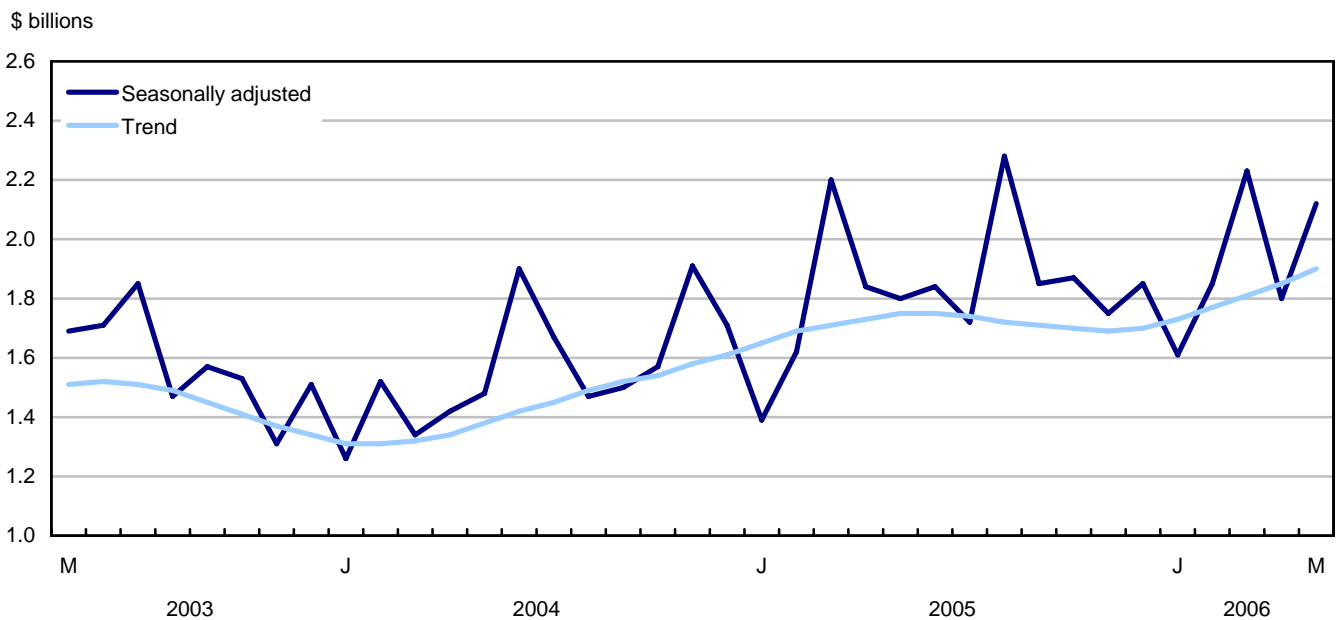


Chart 5
Commercial value of building permits

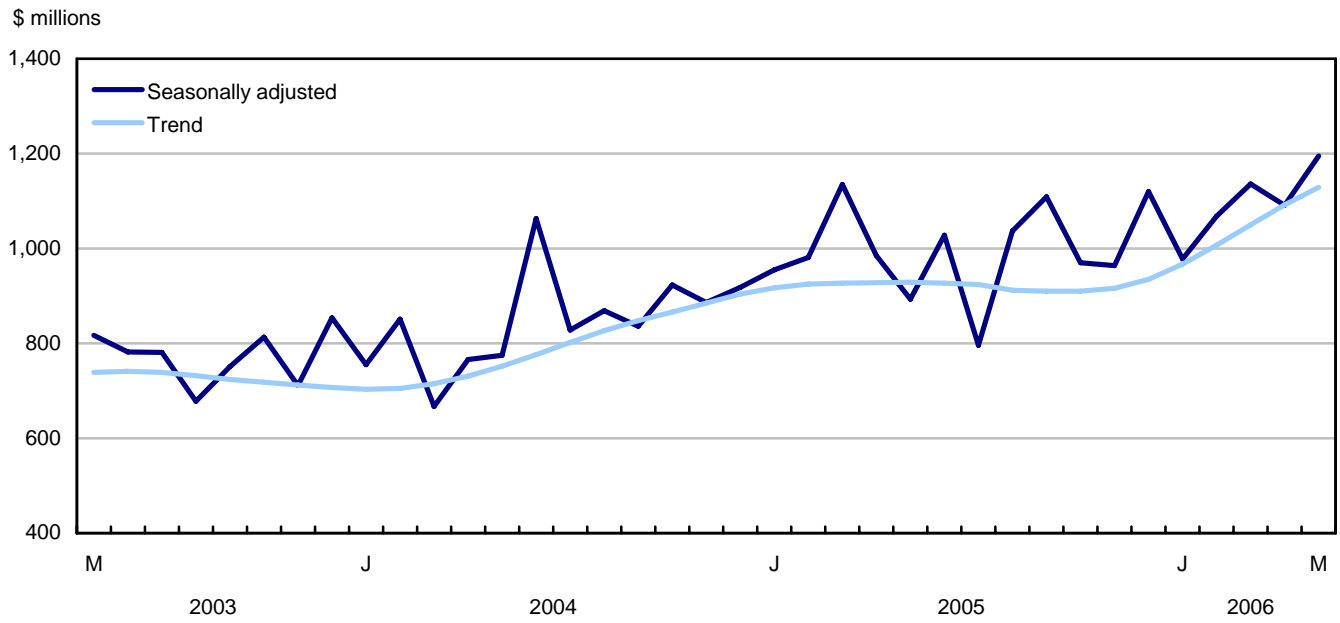


Chart 6
Industrial value of building permits

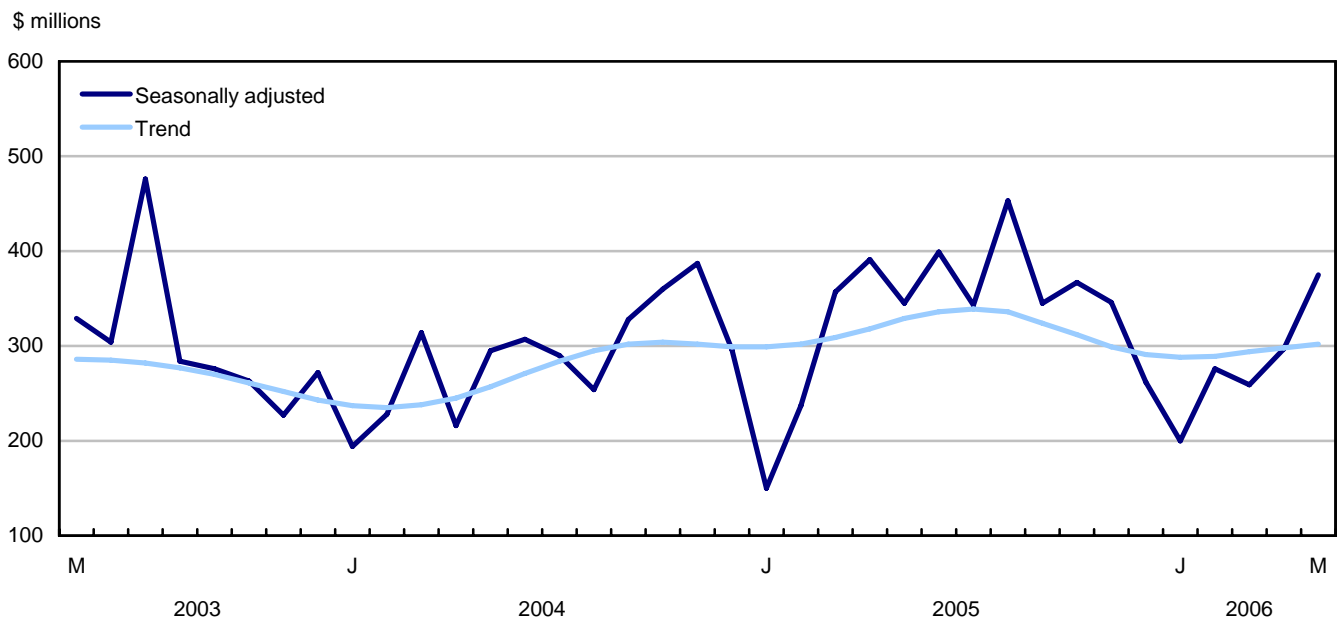
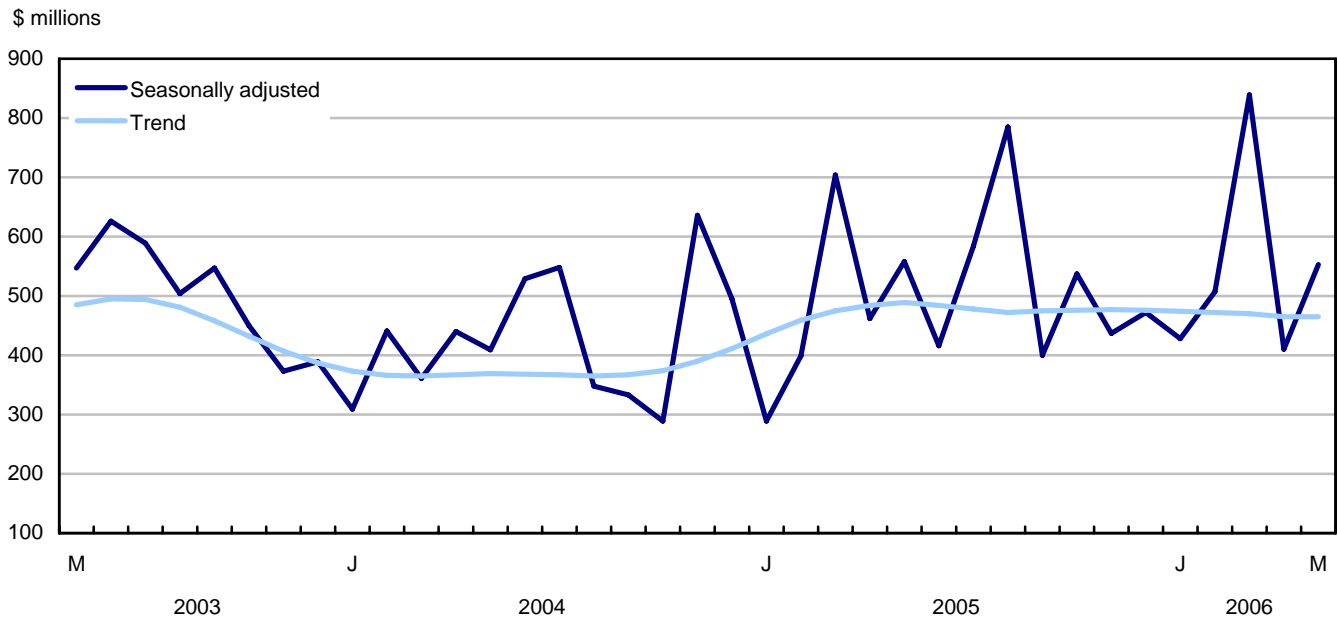


Chart 7
Institutional and governmental value of building permits



Related products

Selected publications from Statistics Canada

61-205-X	Private and public investment in Canada, intentions
62-202-X	Spending patterns in Canada
64-203-X	Building permits, annual summary

Selected technical and analytical products from Statistics Canada

62F0014M1996002	An analysis of some construction price index methodologies
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Selected CANSIM tables from Statistics Canada

026-0001	Building permits, residential values and number of units, by type of dwelling
026-0002	Building permits, dwelling units by type of dwelling and area
026-0003	Building permits, values by activity sector
026-0004	Building permits, values by activity sector and area
026-0005	Building permits, non-residential values by type of structure
026-0006	Building permits, by type of structure and area, seasonally adjusted
026-0007	Building permits, dwelling units by type of structure and value and by activity sector
026-0008	Building permits, values by activity sector, seasonally adjusted and unadjusted
026-0010	Building permits, residential and non-residential values by type of structure for Canada and urban centres, 10,000 and over
026-0015	Building permits, leading indicators and indexes, seasonally adjusted

Selected surveys from Statistics Canada

2802	Building Permits Survey
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Selected tables of Canadian statistics from Statistics Canada

- *Value of building permits, by province and territory (monthly)*
- *Value of building permits, by census metropolitan area (monthly)*
- *Economic indicators, by province and territory (monthly and quarterly)*
- *Value of building permits, by province and territory*
- *Value of building permits by type*

Statistical tables

Table 1
Total value of building permits, provinces and territories, seasonally adjusted

	2006		May to April	April to March	March to February	February to January	January to December	December to November
	May ^p	April ^r						
	thousands of dollars		percentage change					
Canada	5,379,457	5,033,392	6.9	-11.1	7.9	3.9	-19.5	27.5
Newfoundland and Labrador	42,526	55,415	-23.3	112.7	-48.4	25.7	22.1	0.3
Prince Edward Island	14,871	22,151	-32.9	-4.7	106.4	-14.7	-23.3	-18.8
Nova Scotia	126,819	87,634	44.7	-30.0	28.8	1.8	-2.4	1.2
New Brunswick	74,593	76,502	-2.5	23.4	-2.8	-33.8	69.4	-5.2
Quebec	963,565	927,863	3.8	0.6	-13.3	21.5	-2.9	3.5
Ontario	2,000,189	1,897,072	5.4	-0.8	4.5	-11.0	-28.3	57.8
Manitoba	114,018	109,485	4.1	10.0	-20.4	9.2	22.7	-26.2
Saskatchewan	100,611	89,473	12.4	11.8	7.5	-11.7	-13.8	0.4
Alberta	964,310	933,157	3.3	-24.0	13.7	19.4	-13.9	12.4
British Columbia	961,030	827,498	16.1	-27.8	34.7	11.4	-27.3	24.4
Yukon Territory	12,988	4,475	190.2	-84.2	2,873.8	-76.1	-44.4	-56.6
Northwest Territories	1,847	1,960	-5.8	0.4	876.5	-60.2	127.6	-87.8
Nunavut	2,090	707	195.6	-92.2	...	...	-100.0	65.7

Table 2
Non-residential value of building permits, provinces and territories, seasonally adjusted

	2006		May to April	April to March	March to February	February to January	January to December	December to November
	May ^p	April ^r						
	thousands of dollars		percentage change					
Canada	2,122,950	1,798,211	18.1	-19.5	20.7	15.3	-13.4	6.1
Newfoundland and Labrador	16,406	23,230	-29.4	381.9	-71.5	138.5	-5.4	11.5
Prince Edward Island	6,990	12,242	-42.9	66.6	1,081.7	-86.1	68.7	-49.7
Nova Scotia	43,106	24,267	77.6	-21.3	25.3	29.1	-33.4	24.7
New Brunswick	19,411	33,936	-42.8	166.2	-48.4	-53.6	247.0	-33.1
Quebec	305,373	303,926	0.5	2.2	-21.3	10.5	13.9	8.4
Ontario	813,452	763,518	6.5	-10.4	25.2	11.5	-18.3	6.8
Manitoba	52,051	34,446	51.1	-19.2	-22.4	47.2	14.6	-3.3
Saskatchewan	65,230	54,834	19.0	25.2	8.1	-4.1	-30.7	24.1
Alberta	411,032	312,689	31.5	-36.5	46.5	34.1	-36.1	3.9
British Columbia	378,400	233,965	61.7	-44.2	42.8	23.1	-10.0	11.5
Yukon Territory	10,612	353	2,906.2	-98.5	33,276.8	-63.1	-93.1	-80.2
Northwest Territories	853	805	6.0	987.8	-63.0	-51.3	98.6	-88.2
Nunavut	34	0	...	-100.0	...	...	...	...

Table 3
Residential value of building permits, provinces and territories, seasonally adjusted

	2006		May to April	April to March	March to February	February to January	January to December	December to November
	May ^p	April ^r						
	thousands of dollars		percentage change					
Canada	3,256,507	3,235,181	0.7	-5.7	1.0	-1.3	-22.1	39.3
Newfoundland and Labrador	26,120	32,185	-18.8	51.6	-36.7	1.5	30.2	-2.5
Prince Edward Island	7,881	9,909	-20.5	-37.6	49.4	22.0	-40.1	-8.5
Nova Scotia	83,713	63,367	32.1	-32.8	30.0	-5.0	10.5	-6.1
New Brunswick	55,182	42,566	29.6	-13.6	26.0	-9.4	3.8	12.2
Quebec	658,192	623,937	5.5	-0.2	-8.9	28.5	-11.3	1.2
Ontario	1,186,737	1,133,554	4.7	7.0	-7.7	-20.5	-31.8	89.9
Manitoba	61,967	75,039	-17.4	31.9	-18.9	-9.2	27.0	-34.5
Saskatchewan	35,381	34,639	2.1	-4.3	6.8	-19.4	14.1	-23.7
Alberta	553,278	620,468	-10.8	-15.6	-1.1	13.8	-0.6	28.5
British Columbia	582,630	593,533	-1.8	-18.4	30.5	6.1	-33.1	19.1
Yukon Territory	2,376	4,122	-42.4	-21.5	495.4	-76.7	-15.0	55.5
Northwest Territories	994	1,155	-13.9	-38.5	...	-100.0	557.1	-74.1
Nunavut	2,056	707	190.8	-53.2	...	...	-100.0	65.7

Table 4
Number of dwelling units authorized, province and territories, seasonally adjusted at annual rate

	2006		May to April	April to March	March to February	February to January	January to December	December to November
	May ^p	April ^r						
	units		percentage change					
Canada	226,980	221,976	2.3	-7.0	0.7	0.9	-32.7	58.3
Newfoundland and Labrador	2,076	2,364	-12.2	34.0	-24.6	-20.1	63.8	-8.6
Prince Edward Island	672	960	-30.0	-15.8	13.1	10.5	-53.9	-1.2
Nova Scotia	7,404	5,256	40.9	-32.5	41.4	6.0	3.3	-14.7
New Brunswick	7,068	4,320	63.6	-13.5	48.0	4.5	-32.1	39.9
Quebec	48,648	45,492	6.9	-1.5	-13.5	18.6	-4.4	3.1
Ontario	72,192	67,512	6.9	-2.5	-2.5	-18.8	-50.4	162.8
Manitoba	4,836	6,576	-26.5	44.6	-14.6	-28.8	65.5	-53.5
Saskatchewan	2,412	2,916	-17.3	-4.0	6.3	-6.7	38.6	-41.2
Alberta	40,956	50,748	-19.3	-5.5	-8.9	19.9	-9.8	16.5
British Columbia	40,392	35,424	14.0	-22.3	36.5	10.6	-40.4	49.2
Yukon Territory	168	288	-41.7	-41.5	...	-100.0	-14.3	12.9
Northwest Territories	24	72	-66.7	-66.7	...	-100.0	...	...
Nunavut	132	48	175.0	-33.3	...	...	-100.0	0.0

Table 5
Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2006

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
April ^r	9,608	8,890	18,498	3,235,181	296,807	1,091,137	410,267	1,798,211	5,033,392
May ^p	9,399	9,516	18,915	3,256,507	374,767	1,195,353	552,830	2,122,950	5,379,457
Cumulative Jan. - May 2006	50,955	45,701	96,656	16,761,016	1,407,107	5,468,177	2,736,317	9,611,601	26,372,617
Cumulative Jan. - May 2005	49,650	44,000	93,650	15,275,132	1,479,687	4,949,752	2,411,528	8,840,967	24,116,099
Newfoundland and Labrador									
April ^r	124	73	197	32,185	4,234	16,874	2,122	23,230	55,415
May ^p	142	31	173	26,120	4,950	5,724	5,732	16,406	42,526
Cumulative Jan. - May 2006	755	201	956	146,104	9,199	50,481	8,805	68,485	214,589
Cumulative Jan. - May 2005	781	151	932	136,670	32,876	30,829	11,465	75,170	211,840
Prince Edward Island									
April ^r	68	12	80	9,909	176	6,230	5,836	12,242	22,151
May ^p	43	13	56	7,881	828	5,271	891	6,990	14,871
Cumulative Jan. - May 2006	323	68	391	53,031	2,964	19,454	9,263	31,681	84,712
Cumulative Jan. - May 2005	305	32	337	48,551	22,934	19,186	2,745	44,865	93,416
Nova Scotia									
April ^r	237	201	438	63,367	1,543	20,223	2,501	24,267	87,634
May ^p	239	378	617	83,713	6,116	23,578	13,412	43,106	126,819
Cumulative Jan. - May 2006	1,481	1,115	2,596	390,332	36,110	84,401	21,318	141,829	532,161
Cumulative Jan. - May 2005	1,336	646	1,982	303,108	16,792	86,732	33,705	137,229	440,337
New Brunswick									
April ^r	216	144	360	42,566	3,803	23,359	6,774	33,936	76,502
May ^p	210	379	589	55,182	2,340	14,086	2,985	19,411	74,593
Cumulative Jan. - May 2006	1,206	709	1,915	229,199	9,056	78,662	56,309	144,027	373,226
Cumulative Jan. - May 2005	1,180	340	1,520	191,437	14,740	58,455	15,864	89,059	280,496
Quebec									
April ^r	1,739	2,052	3,791	623,937	43,323	187,179	73,424	303,926	927,863
May ^p	1,748	2,306	4,054	658,192	79,442	145,675	80,256	305,373	963,565
Cumulative Jan. - May 2006	9,037	10,857	19,894	3,127,922	259,644	859,231	507,433	1,626,308	4,754,230
Cumulative Jan. - May 2005	10,098	10,424	20,522	3,092,592	290,238	831,907	247,513	1,369,658	4,462,250
Ontario									
April ^r	3,025	2,601	5,626	1,133,554	166,343	409,071	188,104	763,518	1,897,072
May ^p	3,199	2,817	6,016	1,186,737	152,545	470,921	189,986	813,452	2,000,189
Cumulative Jan. - May 2006	15,801	14,809	30,610	5,973,863	692,149	2,018,497	1,010,205	3,720,851	9,694,714
Cumulative Jan. - May 2005	17,240	15,448	32,688	5,996,950	581,001	1,908,375	1,238,252	3,727,628	9,724,578
Manitoba									
April ^r	268	280	548	75,039	2,272	18,191	13,983	34,446	109,485
May ^p	291	112	403	61,967	8,963	24,208	18,880	52,051	114,018
Cumulative Jan. - May 2006	1,514	884	2,398	341,229	14,903	138,517	67,951	221,371	562,600
Cumulative Jan. - May 2005	1,434	235	1,669	251,238	18,652	110,707	34,857	164,216	415,454
Saskatchewan									
April ^r	170	73	243	34,639	2,897	20,324	31,613	54,834	89,473
May ^p	175	26	201	35,381	3,104	26,030	36,096	65,230	100,611
Cumulative Jan. - May 2006	922	268	1,190	182,202	11,927	117,383	117,295	246,605	428,807
Cumulative Jan. - May 2005	785	469	1,254	160,980	22,905	107,018	70,980	200,903	361,883
Alberta									
April ^r	2,572	1,657	4,229	620,468	50,951	224,780	36,958	312,689	933,157
May ^p	2,230	1,183	3,413	553,278	90,842	270,354	49,836	411,032	964,310
Cumulative Jan. - May 2006	13,568	7,565	21,133	3,306,483	256,325	1,166,444	379,952	1,802,721	5,109,204
Cumulative Jan. - May 2005	10,667	7,490	18,157	2,395,159	366,360	889,249	408,867	1,664,476	4,059,635

See footnotes at the end of the table.

Table 5 – continued

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2006

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles ¹	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
April r	1,162	1,790	2,952	593,533	20,940	164,211	48,814	233,965	827,498
May p	1,102	2,264	3,366	582,630	25,226	198,528	154,646	378,400	961,030
Cumulative Jan. - May 2006	6,207	9,204	15,411	2,985,843	113,923	914,897	534,666	1,563,486	4,549,329
Cumulative Jan. - May 2005	5,668	8,718	14,386	2,667,947	108,061	896,563	344,773	1,349,397	4,017,344
Yukon Territory									
April r	21	3	24	4,122	85	255	13	353	4,475
May p	14	0	14	2,376	10	10,559	43	10,612	12,988
Cumulative Jan. - May 2006	105	4	109	16,415	115	11,385	22,751	34,251	50,666
Cumulative Jan. - May 2005	96	13	109	17,888	1,988	2,575	1,467	6,030	23,918
Northwest Territories									
April r	6	0	6	1,155	240	440	125	805	1,960
May p	2	0	2	994	398	388	67	853	1,847
Cumulative Jan. - May 2006	32	0	32	4,120	788	1,186	369	2,343	6,463
Cumulative Jan. - May 2005	60	34	94	12,609	3,140	7,754	1,040	11,934	24,543
Nunavut									
April r	0	4	4	707	0	0	0	0	707
May p	4	7	11	2,056	3	31	0	34	2,090
Cumulative Jan. - May 2006	4	17	21	4,273	4	7,639	0	7,643	11,916
Cumulative Jan. - May 2005	0	0	0	3	0	402	0	402	405

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

Table 6
Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2006

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
April r	39	144	183	16,452	7,407	3,361	13,239	24,007	40,459
May p	39	41	80	12,556	1,497	11,161	2,620	15,278	27,834
Cumulative Jan. - May 2006	174	439	613	65,569	24,226	19,572	100,627	144,425	209,994
Cumulative Jan. - May 2005	220	320	540	72,830	19,198	12,634	53,968	85,800	158,630
Calgary, Alberta									
April r	960	729	1,689	261,362	7,666	82,734	5,883	96,283	357,645
May p	602	312	914	167,760	10,353	143,416	25,267	179,036	346,796
Cumulative Jan. - May 2006	4,908	2,986	7,894	1,287,311	32,633	452,348	249,182	734,163	2,021,474
Cumulative Jan. - May 2005	3,701	2,975	6,676	924,206	77,414	361,513	255,918	694,845	1,619,051
Edmonton, Alberta									
April r	784	434	1,218	191,149	10,200	38,475	7,951	56,626	247,775
May p	788	339	1,127	187,521	8,909	45,732	8,238	62,879	250,400
Cumulative Jan. - May 2006	3,971	2,147	6,118	976,852	43,879	225,270	67,955	337,104	1,313,956
Cumulative Jan. - May 2005	3,372	2,940	6,312	729,859	51,842	173,512	65,685	291,039	1,020,898
Greater Sudbury / Grand Sudbury, Ontario									
April r	42	0	42	7,010	6,314	14,784	12,641	33,739	40,749
May p	45	3	48	9,359	1,208	4,373	6,768	12,349	21,708
Cumulative Jan. - May 2006	147	3	150	28,063	8,315	21,706	21,104	51,125	79,188
Cumulative Jan. - May 2005	142	7	149	28,810	3,338	19,961	12,860	36,159	64,969
Halifax, Nova Scotia									
April r	84	147	231	34,441	100	6,791	1,623	8,514	42,955
May p	94	309	403	48,193	5,290	13,731	784	19,805	67,998
Cumulative Jan. - May 2006	503	805	1,308	188,592	21,484	47,147	3,873	72,504	261,096
Cumulative Jan. - May 2005	530	456	986	154,411	7,634	47,061	18,662	73,357	227,768
Hamilton, Ontario									
April r	87	122	209	39,639	1,921	9,828	4,909	16,658	56,297
May p	112	64	176	37,875	990	10,486	5,972	17,448	55,323
Cumulative Jan. - May 2006	589	605	1,194	230,227	17,375	66,562	48,986	132,923	363,150
Cumulative Jan. - May 2005	659	976	1,635	305,098	4,680	94,244	72,271	171,195	476,293
Kingston, Ontario									
April r	52	4	56	9,507	68	3,486	2,806	6,360	15,867
May p	72	27	99	13,933	3,247	951	2,545	6,743	20,676
Cumulative Jan. - May 2006	200	66	266	39,276	4,660	16,962	38,166	59,788	99,064
Cumulative Jan. - May 2005	229	27	256	39,004	2,433	25,983	6,516	34,932	73,936
Kitchener, Ontario									
April r	147	119	266	42,449	10,048	16,845	43,587	70,480	112,929
May p	138	127	265	45,318	5,828	19,175	13,835	38,838	84,156
Cumulative Jan. - May 2006	772	876	1,648	259,236	24,703	106,966	63,066	194,735	453,971
Cumulative Jan. - May 2005	848	604	1,452	228,730	29,658	70,491	49,540	149,689	378,419
London, Ontario									
April r	199	97	296	49,298	2,422	18,153	8,808	29,383	78,681
May p	202	176	378	62,492	2,657	10,461	16,980	30,098	92,590
Cumulative Jan. - May 2006	921	881	1,802	275,768	7,349	72,245	53,185	132,779	408,547
Cumulative Jan. - May 2005	816	857	1,673	226,348	20,063	67,573	34,315	121,951	348,299
Montréal, Quebec									
April r	616	1,140	1,756	301,283	18,230	114,813	40,677	173,720	475,003
May p	643	1,574	2,217	348,439	42,378	83,611	31,638	157,627	506,066
Cumulative Jan. - May 2006	3,434	5,952	9,386	1,540,710	132,653	477,278	292,978	902,909	2,443,619
Cumulative Jan. - May 2005	4,036	6,445	10,481	1,579,397	173,464	456,751	94,953	725,168	2,304,565

See footnotes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2006

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles ¹	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Oshawa, Ontario									
April r	126	106	232	43,407	3,481	35,453	1,174	40,108	83,515
May p	128	84	212	39,102	15	5,187	2,127	7,329	46,431
Cumulative Jan. - May 2006	793	693	1,486	279,706	5,780	56,645	20,192	82,617	362,323
Cumulative Jan. - May 2005	1,005	344	1,349	267,309	18,699	53,822	41,101	113,622	380,931
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
April r	183	152	335	63,162	1,227	10,860	2,761	14,848	78,010
May p	193	137	330	58,682	271	35,933	9,333	45,537	104,219
Cumulative Jan. - May 2006	936	1,047	1,983	333,847	5,633	193,999	222,004	421,636	755,483
Cumulative Jan. - May 2005	956	885	1,841	340,655	18,661	145,055	216,066	379,782	720,437
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
April r	69	56	125	22,780	78	4,733	511	5,322	28,102
May p	88	84	172	25,371	870	5,922	7,279	14,071	39,442
Cumulative Jan. - May 2006	376	836	1,212	140,018	3,046	21,605	29,269	53,920	193,938
Cumulative Jan. - May 2005	528	200	728	118,623	5,835	26,200	4,616	36,651	155,274
Québec, Quebec									
April r	208	294	502	73,101	1,400	27,997	6,413	35,810	108,911
May p	199	117	316	56,232	1,517	17,850	7,819	27,186	83,418
Cumulative Jan. - May 2006	1,054	1,105	2,159	306,111	17,543	121,380	54,885	193,808	499,919
Cumulative Jan. - May 2005	1,248	1,288	2,536	346,686	4,096	90,392	34,120	128,608	475,294
Regina, Saskatchewan									
April r	57	61	118	14,892	503	2,224	15,881	18,608	33,500
May p	55	6	61	10,651	164	6,788	275	7,227	17,878
Cumulative Jan. - May 2006	329	75	404	64,724	1,855	32,568	25,688	60,111	124,835
Cumulative Jan. - May 2005	232	143	375	46,107	4,012	34,838	29,782	68,632	114,739
Saguenay, Quebec									
April r	29	21	50	9,897	1,040	1,327	2,399	4,766	14,663
May p	35	43	78	13,165	622	1,581	4,114	6,317	19,482
Cumulative Jan. - May 2006	113	140	253	38,137	2,961	6,400	18,005	27,366	65,503
Cumulative Jan. - May 2005	115	96	211	33,135	16,655	12,378	4,641	33,674	66,809
Saint John, New Brunswick									
April r	42	22	64	7,611	1,450	2,006	641	4,097	11,708
May p	40	111	151	13,951	547	5,413	1,050	7,010	20,961
Cumulative Jan. - May 2006	231	162	393	50,470	2,619	13,872	5,484	21,975	72,445
Cumulative Jan. - May 2005	229	45	274	36,578	3,955	17,914	932	22,801	59,379
Saskatoon, Saskatchewan									
April r	70	1	71	10,404	2,086	10,655	2,995	15,736	26,140
May p	76	14	90	15,195	980	10,787	23,469	35,236	50,431
Cumulative Jan. - May 2006	372	165	537	70,320	6,897	50,354	60,190	117,441	187,761
Cumulative Jan. - May 2005	329	234	563	71,638	17,329	36,616	32,058	86,003	157,641
Sherbrooke, Quebec									
April r	44	47	91	13,041	1,305	1,845	12,455	15,605	28,646
May p	21	39	60	7,703	1,709	4,233	1,301	7,243	14,946
Cumulative Jan. - May 2006	249	627	876	100,789	5,627	18,568	17,171	41,366	142,155
Cumulative Jan. - May 2005	274	187	461	64,805	3,876	24,137	1,547	29,560	94,365
St. Catharines-Niagara, Ontario									
April r	89	49	138	27,772	4,159	5,043	7,830	17,032	44,804
May p	88	18	106	25,904	14,604	10,412	4,747	29,763	55,667
Cumulative Jan. - May 2006	370	186	556	119,529	24,262	45,614	15,737	85,613	205,142
Cumulative Jan. - May 2005	382	155	537	105,198	5,631	67,826	54,698	128,155	233,353

See footnotes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2006

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles ¹	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
St. John's, Newfoundland and Labrador									
April ^r	76	53	129	22,443	3,934	14,476	1,587	19,997	42,440
May ^p	100	23	123	18,418	0	1,819	4,571	6,390	24,808
Cumulative Jan. - May 2006	509	168	677	101,602	3,940	41,603	6,715	52,258	153,860
Cumulative Jan. - May 2005	476	132	608	90,345	32,040	26,541	4,043	62,624	152,969
Thunder Bay, Ontario									
April ^r	13	0	13	2,930	159	612	13	784	3,714
May ^p	15	0	15	2,887	44	2,725	288	3,057	5,944
Cumulative Jan. - May 2006	46	3	49	10,730	5,667	10,462	3,716	19,845	30,575
Cumulative Jan. - May 2005	64	43	107	16,744	12,697	16,155	19,743	48,595	65,339
Toronto, Ontario									
April ^r	1,058	1,796	2,854	589,527	95,003	214,987	58,672	368,662	958,189
May ^p	1,149	1,982	3,131	615,103	39,316	297,935	95,535	432,786	1,047,889
Cumulative Jan. - May 2006	5,416	8,971	14,387	2,911,932	271,487	1,029,350	257,773	1,558,610	4,470,542
Cumulative Jan. - May 2005	5,689	9,705	15,394	2,853,308	307,170	935,582	485,864	1,728,616	4,581,924
Trois-Rivières, Quebec									
April ^r	31	53	84	11,944	412	1,432	70	1,914	13,858
May ^p	26	45	71	11,100	8,703	2,431	588	11,722	22,822
Cumulative Jan. - May 2006	126	260	386	50,838	11,248	20,108	13,152	44,508	95,346
Cumulative Jan. - May 2005	144	137	281	41,609	1,517	15,945	3,332	20,794	62,403
Vancouver, British Columbia									
April ^r	425	997	1,422	279,094	9,454	99,701	18,103	127,258	406,352
May ^p	373	1,636	2,009	335,082	10,538	107,939	54,993	173,470	508,552
Cumulative Jan. - May 2006	2,301	5,946	8,247	1,548,710	44,393	547,336	254,138	845,867	2,394,577
Cumulative Jan. - May 2005	1,928	5,077	7,005	1,384,640	44,946	572,394	149,283	766,623	2,151,263
Victoria, British Columbia									
April ^r	74	153	227	54,316	319	6,539	1,474	8,332	62,648
May ^p	90	100	190	36,586	872	10,904	8,272	20,048	56,634
Cumulative Jan. - May 2006	474	610	1,084	223,433	7,306	51,600	19,630	78,536	301,969
Cumulative Jan. - May 2005	499	690	1,189	211,991	6,495	55,325	25,066	86,886	298,877
Windsor, Ontario									
April ^r	66	9	75	18,598	8,594	4,379	7,830	20,803	39,401
May ^p	69	27	96	19,788	40,147	1,659	500	42,306	62,094
Cumulative Jan. - May 2006	324	274	598	132,145	55,524	17,712	57,137	130,373	262,518
Cumulative Jan. - May 2005	466	189	655	112,069	6,590	30,050	36,656	73,296	185,365
Winnipeg, Manitoba									
April ^r	145	254	399	50,063	783	11,038	13,900	25,721	75,784
May ^p	152	67	219	34,776	3,399	12,513	16,868	32,780	67,556
Cumulative Jan. - May 2006	809	737	1,546	210,711	5,371	80,220	62,243	147,834	358,545
Cumulative Jan. - May 2005	797	174	971	144,374	1,366	76,356	29,825	107,547	251,921

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

Table 7
Dwelling units, provinces and territories, unadjusted, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
April r	10,934	65	873	1,775	5,911	484	20,042
May p	12,765	85	1,039	1,886	6,981	467	23,223
Cumulative Jan. - May 2006	48,704	217	4,296	8,594	27,770	2,198	91,779
Cumulative Jan. - May 2005	49,065	223	4,916	9,494	25,997	1,752	91,447
Newfoundland and Labrador							
April r	154	1	28	0	37	31	251
May p	267	1	2	0	24	11	305
Cumulative Jan. - May 2006	563	3	56	4	79	47	752
Cumulative Jan. - May 2005	642	4	24	5	95	7	777
Prince Edward Island							
April r	70	3	8	0	0	4	85
May p	77	11	2	0	11	0	101
Cumulative Jan. - May 2006	229	15	20	0	43	5	312
Cumulative Jan. - May 2005	244	12	14	3	14	1	288
Nova Scotia							
April r	276	6	22	13	163	4	484
May p	371	7	18	7	348	5	756
Cumulative Jan. - May 2006	1,167	22	76	40	972	28	2,305
Cumulative Jan. - May 2005	1,232	22	66	45	495	41	1,901
New Brunswick							
April r	266	7	34	21	86	3	417
May p	376	11	16	17	298	48	766
Cumulative Jan. - May 2006	930	25	105	57	464	83	1,664
Cumulative Jan. - May 2005	1,025	41	46	25	231	39	1,407
Quebec							
April r	2,370	22	185	131	1,874	150	4,732
May p	2,515	37	268	138	1,815	263	5,036
Cumulative Jan. - May 2006	9,768	79	886	1,021	7,438	870	20,062
Cumulative Jan. - May 2005	10,951	81	1,335	286	7,421	864	20,938
Ontario							
April r	3,242	14	309	987	847	203	5,602
May p	4,113	12	354	997	2,030	66	7,572
Cumulative Jan. - May 2006	14,541	44	1,599	4,254	7,328	901	28,667
Cumulative Jan. - May 2005	16,385	49	2,055	5,377	7,026	634	31,526
Manitoba							
April r	316	1	8	38	234	0	597
May p	413	3	8	28	73	3	528
Cumulative Jan. - May 2006	1,374	5	32	71	778	3	2,263
Cumulative Jan. - May 2005	1,389	2	9	46	171	9	1,626
Saskatchewan							
April r	225	0	2	42	28	1	298
May p	267	1	16	5	2	3	294
Cumulative Jan. - May 2006	849	1	42	58	146	22	1,118
Cumulative Jan. - May 2005	754	3	30	36	399	5	1,227
Alberta							
April r	2,842	8	213	340	1,060	6	4,469
May p	2,899	2	312	244	801	25	4,283
Cumulative Jan. - May 2006	13,101	14	1,246	1,259	4,155	38	19,813
Cumulative Jan. - May 2005	10,641	7	1,069	1,192	4,710	33	17,652
British Columbia							
April r	1,153	3	62	203	1,578	81	3,080
May p	1,442	0	43	443	1,579	43	3,550
Cumulative Jan. - May 2006	6,116	9	232	1,817	6,363	199	14,736
Cumulative Jan. - May 2005	5,691	2	265	2,461	5,411	117	13,947

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Yukon Territory							
April ^r	14	0	2	0	0	1	17
May ^p	18	0	0	0	0	0	18
Cumulative Jan. - May 2006	44	0	2	0	0	2	48
Cumulative Jan. - May 2005	74	0	3	0	8	2	87
Northwest Territories							
April ^r	6	0	0	0	0	0	6
May ^p	3	0	0	0	0	0	3
Cumulative Jan. - May 2006	18	0	0	0	0	0	18
Cumulative Jan. - May 2005	37	0	0	18	16	0	71
Nunavut							
April ^r	0	0	0	0	4	0	4
May ^p	4	0	0	7	0	0	11
Cumulative Jan. - May 2006	4	0	0	13	4	0	21
Cumulative Jan. - May 2005	0	0	0	0	0	0	0

Table 8
Dwelling units, census metropolitan areas, unadjusted, May 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	50	0	0	34	2	1	87
Calgary, Alberta	740	0	58	73	227	20	1,118
Edmonton, Alberta	969	0	178	86	141	5	1,379
Greater Sudbury / Grand Sudbury, Ontario	54	0	0	0	4	0	58
Halifax, Nova Scotia	139	2	4	4	299	2	450
Hamilton, Ontario	134	0	12	65	0	0	211
Kingston, Ontario	86	0	6	17	10	0	119
Kitchener, Ontario	165	0	33	96	15	9	318
London, Ontario	242	0	2	11	200	0	455
Montréal, Quebec	851	0	91	17	1,424	159	2,542
Oshawa, Ontario	153	0	16	83	2	0	254
Ottawa-Gatineau, Ontario/Quebec	347	1	66	131	40	18	603
Ottawa-Gatineau, Ontario part, Ontario/Quebec	231	0	21	123	12	9	396
Ottawa-Gatineau, Quebec part, Ontario/Quebec	116	1	45	8	28	9	207
Québec, Quebec	265	0	60	10	43	13	391
Regina, Saskatchewan	78	0	4	0	2	0	84
Saguenay, Quebec	46	1	3	5	27	11	93
Saint John, New Brunswick	57	5	0	5	73	33	173
Saskatoon, Saskatchewan	108	0	12	0	0	2	122
Sherbrooke, Quebec	28	0	6	0	35	1	70
St. Catharines-Niagara, Ontario	105	0	8	3	11	0	127
St. John's, Newfoundland and Labrador	172	0	0	0	22	7	201
Thunder Bay, Ontario	18	0	0	0	0	0	18
Toronto, Ontario	1,373	0	196	483	1,682	32	3,766
Trois-Rivières, Quebec	35	0	0	0	36	12	83
Vancouver, British Columbia	472	0	19	254	1,197	22	1,964
Victoria, British Columbia	114	0	2	15	70	4	205
Windsor, Ontario	82	0	8	22	0	2	114
Winnipeg, Manitoba	197	0	0	28	36	3	264

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January - May 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	177	0	0	38	363	1	579
Calgary, Alberta	4,815	0	408	517	1,999	22	7,761
Edmonton, Alberta	3,991	0	627	403	1,004	12	6,037
Greater Sudbury / Grand Sudbury, Ontario	150	1	0	0	4	0	155
Halifax, Nova Scotia	467	3	32	29	730	14	1,275
Hamilton, Ontario	565	0	103	310	121	51	1,150
Kingston, Ontario	212	2	14	36	10	9	283
Kitchener, Ontario	751	0	102	274	204	308	1,639
London, Ontario	903	0	26	194	472	94	1,689
Montréal, Quebec	3,726	0	325	361	4,482	514	9,408
Oshawa, Ontario	759	0	99	253	281	4	1,396
Ottawa-Gatineau, Ontario/Quebec	1,357	2	175	849	634	47	3,064
Ottawa-Gatineau, Ontario part, Ontario/Quebec	943	0	127	604	301	25	2,000
Ottawa-Gatineau, Quebec part, Ontario/Quebec	414	2	48	245	333	22	1,064
Québec, Quebec	1,198	1	211	179	634	60	2,283
Regina, Saskatchewan	299	0	10	37	28	0	374
Saguenay, Quebec	140	2	11	10	91	29	283
Saint John, New Brunswick	172	5	4	20	101	37	339
Saskatoon, Saskatchewan	353	0	30	11	105	19	518
Sherbrooke, Quebec	270	2	22	0	487	10	791
St. Catharines-Niagara, Ontario	371	0	28	82	60	8	549
St. John's, Newfoundland and Labrador	392	0	54	4	56	39	545
Thunder Bay, Ontario	47	0	0	0	0	2	49
Toronto, Ontario	5,228	0	902	2,001	5,333	283	13,747
Trois-Rivières, Quebec	145	0	6	38	146	33	368
Vancouver, British Columbia	2,294	0	85	1,147	4,139	103	7,768
Victoria, British Columbia	476	0	26	49	430	20	1,001
Windsor, Ontario	320	0	16	53	175	3	567
Winnipeg, Manitoba	775	0	20	65	649	3	1,512

Table 10
Value of residential and non-residential building permits, provinces and territories, unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
April r	3,438,494	263,278	1,038,565	372,021	5,112,358
May p	4,196,746	389,277	1,370,355	528,552	6,484,930
Cumulative Jan. - May 2006	15,750,918	1,313,460	4,949,109	2,412,314	24,425,801
Cumulative Jan. - May 2005	14,704,522	1,451,278	4,428,847	2,176,615	22,761,262
Newfoundland and Labrador					
April r	35,586	4,234	10,355	2,122	52,297
May p	48,767	4,950	6,154	5,732	65,603
Cumulative Jan. - May 2006	115,008	9,199	31,047	8,805	164,059
Cumulative Jan. - May 2005	115,691	32,876	23,554	11,465	183,586
Prince Edward Island					
April r	13,118	176	6,230	5,836	25,360
May p	14,780	828	5,271	891	21,770
Cumulative Jan. - May 2006	44,733	2,964	19,454	9,263	76,414
Cumulative Jan. - May 2005	42,639	22,934	19,186	2,745	87,504
Nova Scotia					
April r	75,088	1,543	20,223	2,501	99,355
May p	112,265	6,116	23,578	13,412	155,371
Cumulative Jan. - May 2006	345,903	36,110	84,401	21,318	487,732
Cumulative Jan. - May 2005	296,487	16,792	86,732	33,705	433,716
New Brunswick					
April r	51,786	3,803	23,359	6,774	85,722
May p	83,232	2,340	14,086	2,985	102,643
Cumulative Jan. - May 2006	191,426	9,056	78,662	56,309	335,453
Cumulative Jan. - May 2005	169,627	14,740	58,455	15,864	258,686
Quebec					
April r	766,327	43,323	191,345	83,710	1,084,705
May p	857,137	79,442	164,175	87,523	1,188,277
Cumulative Jan. - May 2006	3,148,446	259,644	765,782	389,089	4,562,961
Cumulative Jan. - May 2005	3,149,864	290,238	736,143	210,233	4,386,478
Ontario					
April r	1,118,467	132,814	340,370	139,572	1,731,223
May p	1,528,639	167,055	545,368	158,441	2,399,503
Cumulative Jan. - May 2006	5,450,004	598,502	1,768,161	804,546	8,621,213
Cumulative Jan. - May 2005	5,578,980	552,592	1,616,715	1,040,619	8,788,906
Manitoba					
April r	83,092	2,272	16,577	13,983	115,924
May p	83,084	8,963	28,273	18,880	139,200
Cumulative Jan. - May 2006	316,190	14,903	114,831	67,951	513,875
Cumulative Jan. - May 2005	242,477	18,652	95,991	34,857	391,977
Saskatchewan					
April r	46,304	2,897	24,356	31,613	105,170
May p	53,760	3,104	29,429	36,096	122,389
Cumulative Jan. - May 2006	170,702	11,927	106,953	117,295	406,877
Cumulative Jan. - May 2005	162,749	22,905	108,569	70,980	365,203
Alberta					
April r	690,764	50,951	231,368	36,958	1,010,041
May p	728,283	90,842	310,697	49,836	1,179,658
Cumulative Jan. - May 2006	3,138,129	256,325	1,109,144	379,952	4,883,550
Cumulative Jan. - May 2005	2,349,534	366,360	842,675	408,867	3,967,436
British Columbia					
April r	553,702	20,940	173,687	48,814	797,143
May p	680,441	25,226	232,346	154,646	1,092,659
Cumulative Jan. - May 2006	2,814,001	113,923	850,464	534,666	4,313,054
Cumulative Jan. - May 2005	2,571,368	108,061	830,096	344,773	3,854,298

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Yukon Territory					
April ^r	2,398	85	255	13	2,751
May ^p	3,308	10	10,559	43	13,920
Cumulative Jan. - May 2006	7,983	115	11,385	22,751	42,234
Cumulative Jan. - May 2005	12,494	1,988	2,575	1,467	18,524
Northwest Territories					
April ^r	1,155	240	440	125	1,960
May ^p	994	398	388	67	1,847
Cumulative Jan. - May 2006	4,120	788	1,186	369	6,463
Cumulative Jan. - May 2005	12,609	3,140	7,754	1,040	24,543
Nunavut					
April ^r	707	0	0	0	707
May ^p	2,056	3	31	0	2,090
Cumulative Jan. - May 2006	4,273	4	7,639	0	11,916
Cumulative Jan. - May 2005	3	0	402	0	405

Table 11
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, May 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	14,724	1,497	13,402	2,620	32,243
Calgary, Alberta	214,141	10,353	162,601	25,267	412,362
Edmonton, Alberta	240,570	8,909	51,850	8,238	309,567
Greater Sudbury / Grand Sudbury, Ontario	11,237	1,244	5,047	5,797	23,325
Halifax, Nova Scotia	57,725	5,290	13,731	784	77,530
Hamilton, Ontario	46,023	1,019	12,101	5,115	64,258
Kingston, Ontario	16,882	3,343	1,098	2,180	23,503
Kitchener, Ontario	55,385	6,001	22,129	11,850	95,365
London, Ontario	76,516	2,736	12,073	14,544	105,869
Montréal, Quebec	407,053	42,378	90,808	35,636	575,875
Oshawa, Ontario	47,461	15	5,986	1,822	55,284
Ottawa-Gatineau, Ontario/Quebec	102,430	1,149	47,901	16,193	167,673
Ottawa-Gatineau, Ontario part, Ontario/Quebec	71,299	279	41,469	7,994	121,041
Ottawa-Gatineau, Quebec part, Ontario/Quebec	31,131	870	6,432	8,199	46,632
Québec, Quebec	69,533	1,517	19,386	8,807	99,243
Regina, Saskatchewan	15,747	164	7,146	275	23,332
Saguenay, Quebec	15,975	622	1,717	4,634	22,948
Saint John, New Brunswick	17,416	547	5,413	1,050	24,426
Saskatoon, Saskatchewan	21,128	980	11,355	23,469	56,932
Sherbrooke, Quebec	9,266	1,709	4,597	1,465	17,037
St. Catharines-Niagara, Ontario	31,254	15,037	12,016	4,066	62,373
St. John's, Newfoundland and Labrador	32,153	0	2,249	4,571	38,973
Thunder Bay, Ontario	3,463	45	3,145	247	6,900
Toronto, Ontario	755,993	40,483	343,834	81,831	1,222,141
Trois-Rivières, Quebec	13,315	8,703	2,640	662	25,320
Vancouver, British Columbia	367,375	10,538	129,615	54,993	562,521
Victoria, British Columbia	42,545	872	13,094	8,272	64,783
Windsor, Ontario	24,001	41,338	1,915	428	67,682
Winnipeg, Manitoba	42,473	3,399	11,517	16,868	74,257

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January - May 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	63,185	24,226	22,323	100,627	210,361
Calgary, Alberta	1,250,209	32,633	461,446	249,182	1,993,470
Edmonton, Alberta	960,420	43,879	219,508	67,955	1,291,762
Greater Sudbury / Grand Sudbury, Ontario	28,081	6,418	19,033	16,737	70,269
Halifax, Nova Scotia	182,089	21,484	47,147	3,873	254,593
Hamilton, Ontario	212,706	16,409	54,692	42,107	325,914
Kingston, Ontario	40,565	4,663	13,707	30,099	89,034
Kitchener, Ontario	246,147	21,497	89,809	49,592	407,045
London, Ontario	256,376	6,537	59,273	45,238	367,424
Montréal, Quebec	1,534,371	132,653	445,235	217,973	2,330,232
Oshawa, Ontario	254,899	4,596	48,129	18,013	325,637
Ottawa-Gatineau, Ontario/Quebec	460,986	8,365	192,230	198,039	859,620
Ottawa-Gatineau, Ontario part, Ontario/Quebec	325,128	5,319	171,542	176,794	678,783
Ottawa-Gatineau, Quebec part, Ontario/Quebec	135,858	3,046	20,688	21,245	180,837
Québec, Quebec	316,229	17,543	110,999	43,164	487,935
Regina, Saskatchewan	60,013	1,855	25,651	25,688	113,207
Saguenay, Quebec	42,628	2,961	6,023	14,807	66,419
Saint John, New Brunswick	39,535	2,619	13,872	5,484	61,510
Saskatoon, Saskatchewan	67,854	6,897	44,906	60,190	179,847
Sherbrooke, Quebec	90,133	5,627	16,786	18,207	130,753
St. Catharines-Niagara, Ontario	116,311	23,204	39,619	12,670	191,804
St. John's, Newfoundland and Labrador	82,956	3,940	22,169	6,715	115,780
Thunder Bay, Ontario	10,423	5,561	8,910	3,269	28,163
Toronto, Ontario	2,713,398	247,211	930,253	215,789	4,106,651
Trois-Rivières, Quebec	50,316	11,248	16,506	6,120	84,190
Vancouver, British Columbia	1,493,881	44,393	538,607	254,138	2,331,019
Victoria, British Columbia	212,109	7,306	51,122	19,630	290,167
Windsor, Ontario	117,336	53,871	15,300	50,247	236,754
Winnipeg, Manitoba	202,117	5,371	67,970	62,243	337,701

Table 13
Value of the non-residential permits by type of building, provinces and territories, May 2006

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,288,184	16,836	6,990	43,106	19,411	331,140	870,864
Industrial	389,277	4,950	828	6,116	2,340	79,442	167,055
Factories, plants	230,299	4,744	275	4,350	1,493	55,775	101,627
Transportation, utilities	54,324	0	0	850	0	506	20,053
Mining and agriculture	40,572	0	0	0	0	5,850	19,472
Minor industrial projects, new and improvements ¹	64,082	206	553	916	847	17,311	25,903
Commercial	1,370,355	6,154	5,271	23,578	14,086	164,175	545,368
Trade and services	447,546	2,832	527	6,517	4,949	60,943	215,446
Warehouses	158,179	0	980	722	0	15,790	50,746
Service stations	25,301	0	275	500	700	9,910	6,455
Office buildings	348,214	0	0	10,202	1,270	30,033	146,346
Recreation	31,219	0	2,500	0	0	6,720	5,034
Hotels, restaurants	158,103	0	0	0	1,350	4,980	32,044
Laboratories	24,110	0	0	0	0	600	23,000
Minor commercial projects, new and improvements ¹	177,683	3,322	989	5,637	5,817	35,199	66,297
Institutional and governmental	528,552	5,732	891	13,412	2,985	87,523	158,441
Schools, education	258,767	2,265	782	2,600	300	31,342	64,036
Hospitals, medical	82,737	0	0	320	1,100	25,758	5,954
Welfare, home	59,022	0	0	1,701	0	8,089	27,512
Churches, religion	30,900	0	0	0	0	1,625	18,142
Government buildings	55,809	2,800	0	8,125	0	8,130	26,785
Minor institutional and governmental projects, new and improvements ¹	41,317	667	109	666	1,585	12,579	16,012
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	56,116	68,629	451,375	412,218	10,612	853	34
Industrial	8,963	3,104	90,842	25,226	10	398	3
Factories, plants	3,690	0	54,792	3,197	0	356	0
Transportation, utilities	0	503	25,782	6,630	0	0	0
Mining and agriculture	4,342	800	2,430	7,678	0	0	0
Minor industrial projects, new and improvements ¹	931	1,801	7,838	7,721	10	42	3
Commercial	28,273	29,429	310,697	232,346	10,559	388	31
Trade and services	16,821	14,111	70,881	49,419	5,100	0	0
Warehouses	250	3,995	67,547	18,149	0	0	0
Service stations	415	0	4,111	2,935	0	0	0
Office buildings	4,987	5,586	116,774	33,016	0	0	0
Recreation	0	0	3,710	7,955	5,300	0	0
Hotels, restaurants	420	940	24,642	93,727	0	0	0
Laboratories	0	510	0	0	0	0	0
Minor commercial projects, new and improvements ¹	5,380	4,287	23,032	27,145	159	388	31
Institutional and governmental	18,880	36,096	49,836	154,646	43	67	0
Schools, education	1,570	21,500	26,863	107,509	0	0	0
Hospitals, medical	6,383	11,449	4,744	27,029	0	0	0
Welfare, home	8,860	0	6,500	6,360	0	0	0
Churches, religion	0	650	7,533	2,950	0	0	0
Government buildings	500	0	1,467	8,002	0	0	0
Minor institutional and governmental projects, new and improvements ¹	1,567	2,497	2,729	2,796	43	67	0

1. Refer to projects valued at less than \$250,000 for which the breakdown by type of building is not available.

Description - Monthly survey of building permits

The following information should be used to ensure a clear understanding of the basic concepts that define the data provided in this product, of the underlying methodology of the survey, and of key aspects of the data quality. This information will provide you with a better understanding of the strengths and limitations of the data, and of how they can be effectively used and analysed. The information may be of particular importance to you when making comparisons with data from other surveys or sources of information, and in drawing conclusions regarding change over time.

Data source and methodology

The purpose of the **Monthly Survey of Building Permits** issued by Canadian municipalities is to collect data on construction intentions. The results of this survey are used by C.M.H.C. (Canada Mortgage and Housing Corporation) as a reference base for conducting a monthly survey of housing starts and completions in accordance with its mandate. The statistics on building permits are also essential for the computation of capital expenditures. Furthermore, since the issuance of a building permit is one of the first steps in the construction process, these statistics are widely used as a leading indicator of building activity.

General methodology : The Building Permits Survey covers all Canadian municipalities that issue permits. The number of Canadian municipalities currently surveyed exceeds 2,380, representing all the provinces and territories. They account for 95% of the Canadian population. Participation in the survey is mandatory; the survey does not use a predetermined sample of municipalities. The communities representing the other 5% of the population are very small, and their level of building activity have little impact on the total. In practice, all urban agglomerations are represented in the survey, as well as a fair percentage of rural municipalities. With certain exceptions, the minimum coverage corresponds to the municipalities already included in the Housing Starts and Completions C.M.H.C.'s Survey. Non-responding municipalities that issue permits are urged on a regular basis to respond to the Building Permit Survey. Therefore, the number of municipalities covered is increasing continually.

The survey is usually conducted by mail, although certain municipalities choose to respond by telephone. The municipal officer responsible for issuing permits is asked to fill out a form each month describing all major construction projects.

The municipalities forward a copy of their completed report to Statistics Canada Head Office and another copy to the local office of the Canada Mortgage and Housing Corporation (C.M.H.C.). To reduce their overhead, an increasing number of respondents are producing a computerized report. Only those municipalities that are late in reporting and that are included in the above-mentioned C.M.H.C. survey are subject to follow-up by telephone.

The reports received at Statistics Canada Head Office are verified, coded and processed.

Strict quality control procedures are applied to ensure that collection, coding and data processing are as accurate as possible. Checks are also performed on totals and the magnitude of data. Reports that fail to meet the quality standards are subject to verification and are corrected as required.

Imputations are required for each characteristic for which no report has been received. These are calculated automatically, subject to certain constraints, by applying to previously used values, the month-to-month and year-to-year changes in similar values of responding municipalities and the historical pattern of the missing municipalities. No estimation is done for lack of coverage, concealment or the underevaluation of permits issued. For this reason, the sampling error cannot be computed.

The monthly statistics are not corrected for cancelled or expired permits. According to the municipal officers, the proportion of cancelled and unused permits is below 5%.

Reference period : The reference period for data collection purposes is the calendar month. Reports from municipalities which are part of a census metropolitan area or a census agglomeration must be received within 20 days following the month of reference. The other municipalities have 30 days to produce their reports. Results are released between 35 and 40 days after the end of the reference month. Annual data for the preceding calendar year are released with the data for the January survey month.

Revisions : Two types of revisions can affect the results of the Building Permits Survey:

Revisions due to the correction of coding errors

These types of revisions are done on a monthly basis only to the data pertaining to the month preceding the reference period.

Revisions due to the addition of late reports

Late reports for the month preceding the reference period are incorporated into the survey results on a continuing basis. However, reports received after the two-month deadline following the reference month are introduced only at the end of the year. As a result, the data for the last twelve months are subject to revision.

Seasonal adjustment : Seasonal changes cause predictable fluctuations in the data. The data series disseminated includes both seasonally adjusted (i.e., excludes predictable annual influences) and the unadjusted data. Seasonally adjusted data for the total number of housing units as well as for the aggregate value of building permits are obtained indirectly, i.e., by adding their seasonally adjusted components. The total number of dwelling units is obtained by summing the seasonally adjusted data for single-family and multiple-use units; the total value of building permits is obtained by summing the following elements: single-family and multiple-family dwellings, industrial, commercial and institutional. Some series contain no apparent seasonality. In these cases, unadjusted values have been tabulated and aggregated to the adjusted values of the other series. At the end of the year, the chronological series adjusted for seasonality are revised to take into account the most recent seasonal fluctuations. Generally, these revisions apply only to the last three years in the series. The revised data are introduced into the CANSIM databank.

Concepts and variables measured

The statistical data presented in this product refers to the number of dwelling units authorized and the **value of building permits**. The value of the permits reported includes the following expenditures: materials, labour, profit and overhead. The cost of land is never included in the estimated value of the permit while acquisition costs (legal fees, surveying fees and accrued interest) may be included at times.

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained on Cansim, tables 029-0039 to 029-0040 for the «Capital expenditures by type of asset» and tables 029-0005 to 029-0024 and 032-0001 to 032-0002 for the «Private and Public Investment in Canada Intentions» (cat. no. 61-205-X).

The description given by the municipalities as to the type of building (box #6 of Section A on the form) and the type of work involved (box #7 of Section A on the form) forms the basis for classification. The classification of buildings into major groups and subgroups is based on the following: intended use in the case of new buildings; present or intended use of buildings to which improvements are to be made; present use of the existing structure where the proposed construction is intended to provide additional facilities; principal use of the structure where the proposed construction has more than one intended use; however, where the building contains dwellings, the value of the construction is divided between residential and non-residential use.

Building categories

This publication, uses the following classification for the **value of permits issued** for construction of new buildings or for improvements: residential, industrial, commercial, institutional and government.

Residential. Includes all buildings intended for private occupancy whether on a permanent basis or not. Dwellings are divided into the following types: single-family, mobile, cottage, semi-detached, row house and apartment building.

Industrial. Includes all buildings used for manufacturing and processing; transportation, communication and other utilities, and agriculture, forestry and mining.

Commercial. Includes all buildings used to house activities related to the tertiary sector, such as stores, warehouses, garages, office buildings, theatres, hotels, funeral parlours and beauty salons.

Institutional and Government . Includes expenditures made by the community, public and government for buildings and structures like schools, universities, hospitals, clinics, churches, homes for the aged.

The **number of dwelling units** indicates the number of self contained dwelling units created. This should not be confused with the number of structures. For example, an apartment building containing six dwellings will be shown as six dwelling units. When an existing structure is converted into additional housing units, the number of units added is included. This publication uses the following classification for dwelling units:

Single-family. Refers to dwellings commonly called "**single house**". It includes single dwellings that are completely isolated on all sides, including single dwellings linked to other dwellings below ground. Included are bungalows, split levels, two-storey single-family homes built by conventional methods or prefabricated.

Mobile homes . Refers to houses designed and constructed to be transported on their own chassis and for easy moving.

Cottage. Refers to dwellings that cannot be occupied year-round or on a permanent basis because the facilities required for comfort are inadequate.

Double or Semi-detached . Refers to dwellings in which each of the two dwellings are side by side and joined by a common wall or garage, but not attached to any other building and surrounded by open space.

Row Dwellings . Refers to a row of three or more dwellings attached to each other without dwellings above or below.

Apartment Building . Includes dwellings in a variety of buildings such as duplexes, semi-detached duplexes, triplexes, row duplexes, apartments as such and dwellings adjacent to non-residential structures.

Conversion. Refers to the number of dwellings added by conversion of existing structures.

Geographic classification

Geographic entities are classified according to Standard Geographical Classification (SGC) used by Statistics Canada. Each reporting entity is assigned a twelve-digit SGC code for identification according to the following geographic levels:

Province and territory (PR) : There are ten provinces and three territories.

Economic region (ER) : Refers to intraprovincial regions established by the Standards Division of Statistics Canada. There are seventy-six ERs.

Census division (CD) : Refers to a group of census subdivisions established by provincial law. There are two hundred and ninety-one CDs (data on this geographic group is available on request).

Census metropolitan area (CMA) : Its delineation corresponds to the 2001 Census definition. The term CMA refers to the main labour market area of an urban area (the urbanized core) of at least 100,000 population, based on the Census population figures. The twenty-seven CMAs are shown in this publication. Although the 2001 Census defines the Ottawa-Hull area as a single CMA, the area is shown in this publication as two separate entities since it is located in two different provinces.

Census agglomeration (CA) : Refers to the smaller labour market area of an urbanized core of at least 10,000 population, as defined by the 2001 Census. There are one hundred and eighteen CAs in Canada. When a CA overlaps the boundaries of two provinces, it is shown partly in each province. The Lloydminster agglomeration is an exception to this rule. It is treated as if it was totally located in Alberta.

Other municipalities of at least 10,000 population : Refers to municipalities not included in census agglomerations but with populations of at least 10,000 inhabitants. The distinction is made between these municipalities and CAs in order to permit comparison between the Building Permits Survey and the Housing Starts and Completions Survey which refers to this geographical concept.

Rural area : Refers to all geographic entities not included in a CMA or CA and not identified as an urban centre by the Canada Mortgage and Housing Corporation.

Census subdivision (CSD) : Refers to the general term applying to municipalities, Indian reserves, Indian settlements and unorganized territories. However, since Indian reserves and settlements do not issue building permits, they are not included in this publication.

Non-standard geographic unit : The geographic units shown in this publication do not all satisfy the above definition of census subdivision. Some provincial or municipal administrations producing monthly reports do not correspond to the official geographic entities; they are nevertheless shown in this publication under the geographic entity used by these administrations. These so-called non-standard geographic units are few in number and are mostly concentrated in the Maritime provinces.

Territorial revisions

Territorial boundaries were established according to the 2001 Census definitions. Changes in boundaries, status or name of census subdivisions between censuses are introduced in this publication on a yearly basis. Changes affecting the other geographic units (CMAs, CAs, CDs and ERs) are introduced every five years, eighteen months following the census.

Data accuracy

Since the building permit data are extracted from municipal administrative documents, two types of response errors are possible: errors attributable to the permit applicant and errors in transcription by the responding municipality. However, experience has shown that transcription errors are not very common and the increasing number of municipalities producing computerized reports tends to reduce the frequency of this type of error. Errors attributable to an understatement of the cost of construction are more probable. Since permit fees are in most cases based on the value of the construction, this leads unquestionably to under-estimation of project values.

The other source of error are the processing error and the non-response error. In 2005, more than 99% of the municipalities covered by the survey sent their monthly Building Permits reports.

Comparability of data and related sources

Comparison of data must be done with reservation considering that the methods of issuing permits and the methods of estimating building values can differ from one municipality to another. Also, comparisons involving different periods must take into account the constant increase in the number of municipalities participating in the survey.

This publication contains only part of the data produced on building permits. However, you may order unpublished tables or address special requests, to the Current Investment Indicators Section ((613) 951-4646 or 1-800-579-8533). The series presented here is also available on CANSIM: Tables 026-0001 to 026-0008, 026-0010 and 026-0015.

Appendix I

Geographical abbreviations

A.R.	Agglomération de recensement
BOR	Borough
C	City
C.A.	Census Agglomeration
CC	Chartered Community
CDR	Census Division Remainder
CM	County (Municipality)
C.M.A.	Census Metropolitan Area
COM	Community
CR	County Remainder
CT	Canton
CU	Cantons-Unis
DM	District (Municipality)
HAM	Hamlet
ID	Improvement District
IGD	Indian Government District
LGD	Local Government District
LOT	Lot and Royalty
M	Municipalité
MD	Municipal District
NH	Northern Hamlet
NT	Northern Town
NV	Northern Village
N.W.T.	NorthWest Territories
P	Paroisse
PAR	Parish
PD	Planning District
PDR	Planning District Remainder
RCR	Rural County Remainder
RGM	Regional Municipality
R.M.R.	Région métropolitaine de recensement
RDR	Regional District Remainder
RM	Rural Municipality
RV	Resort Village
SA	Special Area
S-E	Indian Settlement/Établissement indien
SCM	Subdivision of County Municipality
SD	Sans désignation
SET	Settlement
SM	Specialize Municipality
SRD	Subdivision of Regional District
SUN	Subdivision of Unorganized District
SV	Summer Village

T	Town
T.N.O.	Territoires du Nord-Ouest
TP	Township
UCR	Urban County Remainder
UNO	Unorganized/Non organisé
V	Ville
VC	Village Cri
VL	Village
VN	Village Nordique